
S-2740
BILTZ COMMERCIAL SUBDIVISION
Second Primary Approval Extension Request

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

The developer, Fairfield Builders Supply Corporation, is requesting a second 2-year extension of the conditional primary approval originally granted September 16, 1998. The first extension was granted by APC on August 20, 2003. Unless extended, approval for this commercial subdivision will expire September 16, 2005. The site is located on the north side of the US 52 and SR 25 intersection, in Fairfield (Longlois Reserve)23-4.

STAFF COMMENTS:

Progress has been made with this 10.729-acre development. Construction plans were approved in December 1998, and a one-lot (1.799-acre) final plat was recorded in August 2003. The City has accepted the public improvements for maintenance.

STAFF RECOMMENDATION:

Approval, contingent on any applicable conditions of the original primary approval.

(The following are the original conditions for primary approval for S-2740.)

A. Variances

1. A variance to reduce the required minimum centerline radius from 200 feet to 100 feet.
2. A variance to reduce the required minimum length of a tangent between reverse curves from 200 feet to 178.90 feet.
3. A variance to reduce the required installation of sidewalks from both sides of the street to one side only.

B. Conditions

1. Except for the approved entrances, "No Vehicular Access" statements shall be platted along the US 52 and SR 25 right-of-way lines. This restriction shall be included in the subdivision covenants as enforceable by the Area Plan Commission and irrevocable by the lot owners.

2. The sanitary sewer and water plans shall be approved by the City of Lafayette, as part of the construction plans.
3. Depending on the progress of the annexation of this subdivision, an Erosion and Sediment Control Plan meeting the requirements of 327 I.A.C. 15-5 shall be submitted to both the Tippecanoe County Soil and Water Conservation District and the County Drainage Board or the Lafayette City Engineer. The Drainage Board or City Engineer must approve the storm water management plan, including the Erosion and Sediment Control Plan, in writing. The approval and plan must be incorporated in, and made a part of, the construction plans.
4. All existing easements, covenants or restrictions (not vacated or deleted) shall be shown on the final plat(s) and referenced with the corresponding recording information (Document Number and date recorded).
5. An overall utility coordinating sheet shall be included in the construction plans. This utility sheet shall be approved and signed-off by the non-government utility companies.
6. All required setbacks shall be shown on the final plat(s).
7. The Lafayette City corporation line must be shown on the final plat.
8. The Regulatory Flood Elevation and Boundary shall be described and shown on the final plat. The final plat must also include a certification of the areas of the plat that are at or above the Regulatory Flood Elevation (100 year flood elevation), as specified in the Unified Zoning Ordinance, Section 2-26-17.
9. The street addresses and County Auditor's Key Number shall be shown on the final plat.